



**TOWN OF MAMMOTH LAKES**  
**P.O. Box 1609, Mammoth Lakes, CA 93546**  
**Phone (760) 965-3631 | Fax (760) 934-7493**  
<http://www.townofmammothlakes.ca.gov/>

**Notice of Exemption**

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To:  State Clearinghouse  
 Office of Planning and Research  
 P.O. Box 3044, 1400 Tenth Street  
 Sacramento, CA 95812-3044

County Clerk  
 County of Mono  
 P.O. Box 237  
 Bridgeport, CA 93517

**Project Title:** Variance (VAR) 22-002 and Adjustment (ADJ) 22-002 for a 65% reduction of the required front yard setback for a new attached garage and for a 9.3% building height increase to allow for a new 38-foot and 3-inch-tall single-family residence.

**Project Location – Specific:** 751 Majestic Pines (APN: 032-120-011-000)

**Project Location – City:** Town of Mammoth Lakes    **Project Location – County:** Mono

**Description of Nature, Purpose, and Beneficiaries of Project:** The Applicant is requesting a 65% reduction of the required 20-foot front setback to allow a 7-foot setback for the reconstruction of an attached garage as part of a proposed single-family residence on a lot with an average downward slope of 27 percent. In addition to the Variance, the applicant is requesting approval of an Adjustment (ADJ 22-002) to allow a 9.3% building height increase to allow for a building height of 38 feet and 3 inches for the reconstruction of a single-family residence.

**Name of Public Agency Approving Project:** Town of Mammoth Lakes Planning and Economic Development Commission

**Name of Person or Agency Carrying Out Project:** John L and Cheryl C Gabele (property owners)

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption (State type and Section number): Guidelines Section 15301, Existing Facilities(e)
- Statutory Exemptions (State code number):

**Reason why project is exempt:** Staff has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The project is categorically exempt pursuant to CEQA Guidelines Section 15303(a), New Construction or Conversion of Small Structures, because the request involves the construction of a new single-family residential home on a residentially zoned parcel, which has been determined by the State to not have a significant effect on the environment pursuant to CEQA Guidelines Section 15303(e), and none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would disqualify the project from using a categorical exemption, are present. Therefore, since the project meets all of the criteria to qualify for the 'New Construction or Conversion of Small Structures' categorical exemption pursuant to the CEQA Guidelines, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

**Lead Agency Contact Person:** Gina Montecallo, Assistant Planner    **Phone:** (760) 965-3641

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** \_\_\_\_\_ **Date:** May 12, 2022    **Title:** Assistant Planner

- Signed by Lead Agency    Date received for filing at OPR:
- Signed by Applicant